United States Environmental Protection Agency
Region V
POLLUTION REPORT

Date: Thursday, February 28, 2008
From: Tom Cook, OSC

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Subject: Peoples Gas Pitney Court Station Site
3052 Pitney Court, Chicago, IL
Latitude: 41.8375
Longitude: -87.6625

POLREP No.:	12	**Site #:**	B5HP
Reporting Period:	12/23/07 □ 1/13/08	**D.O. #:**	Not Applicable
Start Date:	6/18/2007	**Response Authority:**	CERCLA
Mob Date:	6/18/2007	**Response Type:**	Time-Critical
Completion Date:		**NPL Status:**	Non NPL
CERCLIS ID #:	ILN000510196	**Incident Category:**	Removal Action
RCRIS ID #:		**Contract #**	EP-S5-06-04

Site Description

The Pitney Court Station Site (Site) is located at 3052 Pitney Court, Chicago, Cook County, Illinois, in a mixed residential, commercial, and industrial area. The site is approximately 4.8 acres and is bordered to the northwest by Archer Avenue, to the northeast by Pitney Court and 31st Street, to the east by Benson Street, to the south by Chicago Plating Inc., a chrome plating facility, and to the west by the South Fork of the South Branch of the Chicago River.

The Site is a former manufactured gas plant (MGP) that operated as an MGP facility from approximately 1897 to 1921. The Universal Gas Company (Universal) began MGP operations at the Site in 1897. Peoples Gas leased the facility from Universal in 1907 and then purchased Universal in 1914. Production operations ceased at the Site in 1921, and the facility was dismantled in 1938. Peoples Gas sold the property in 1952 and re-purchased it in July 2005. Peoples Gas currently owns the Site, which is planned for residential development.

Numerous investigations were conducted by a number of parties from 1990 to 2000. Peoples Gas conducted investigations from approximately 2002 to 2006. Coal tar, staining, and sheen were observed at depths below the water level in soil borings and test pits. Arsenic,

lead, benzene, ethylbenzene, toluene, and polynuclear aromatic hydrocarbons (PAH) were detected at concentrations exceeding Illinois TACO Tier I screening levels in soil samples. Volatile organic compounds (VOC), semivolatile organic compounds (SVOC), metals, and cyanide were detected in groundwater samples at the site. Sediment samples collected in the South Fork of the South Branch of the Chicago River contained PAHs and other SVOCs, VOCs, PCBs, oil and grease, and metals; two of these sediment samples contained oily sheens.

Remediation activities, consisting of excavation and disposal of contaminated soils, were begun by Peoples Gas in September 2005 under the Illinois Environmental Protection Agency (IEPA) Site Remediation Program. Peoples Gas is the potentially responsible party (PRP). Remediation was suspended temporarily in December 2005 and resumed in September 2006. The PRP contractor remediating the Site is Burns & McDonnell Engineering Company, Inc. (BMcD), along with their subcontractors.

Site activities by the PRP include excavation to depths ranging from approximately 3 feet to 20 feet below ground surface (bgs). Other site activities include daily air monitoring, continuous 24-hour perimeter air monitoring and sampling, confirmation soil sampling, and water disposal.

Prior to the U.S. EPA oversight at the Site, BMcD completed excavation of impacted material in approximately 99 cells of 151 excavation cells (see BMcD map of excavation areas under □documents□ on the OSC website). An Administrative Order on Consent was signed by Peoples Gas in early June 2007, prompting the U.S. Environmental Protection Agency (U.S. EPA) to begin PRP oversight activities at the Site.

On June 12, 2007, a kick-off meeting was held at the 22nd Street Site between U.S. EPA, START, Peoples Gas, and BMcD, to discuss future oversight activities, documents required, and logistics for transmitting data and documents. The meeting addressed three MGP sites that U.S. EPA would be overseeing that are located within one mile of each other: 22nd Street Station, Hough Place, and Pitney Court. Note that one START member is to cover oversight of these three sites and will rotate to a different site each day. Both Hough Place and Pitney Court remediations are expected to be completed by mid 2008, while the 22nd Street Station Site remediation is expected to be completed by the end of early 2009.

On June 18, 2007, U.S. EPA began PRP oversight activities at the three Peoples Gas MGP sites: Hough Place Station, Pitney Court Station, and 22nd Street Station. The U.S. EPA Superfund Technical and Response Team (START) contractor is performing PRP oversight during the removal activities at the sites. As part of the removal activities, START collects or observes the collection of confirmation samples of soil to confirm that the PRP cleanup objectives are being met. Samples are being collected to identify the potential presence of the following site contaminants of concern:

- BTEX;
- PAHs;
- Synthetic precipitation leaching procedure (SPLP) lead, chromium, and selenium

- 2-methynaphthalene and carbazole (SVOCs).

Cleanup objectives for the Pitney Court Station Site are as follows:

1. For the 0 to 7 foot depth interval, removal of all soil that exceeds IEPA TACO Tier 1 residential standards for soil ingestion and inhalation.
2. For the 7 to 10 foot depth interval, removal of all soil that exceeds IEPA TACO Tier 1 and Tier 3 (using Chicago background levels for select polynuclear aromatic hydrocarbons) residential standards for soil ingestion and inhalation.
3. For soil deeper than 10 feet bgs, removal of all soil that exceeds IEPA TACO Tier 1 and Tier 3 residential standards for soil ingestion, and use the 10 foot overburden as an engineered barrier, if necessary, to prevent exposure via inhalation.
4. Invoke a construction worker notice and the City of Chicago Ordinance prohibiting installation to potable wells on the Site to eliminate the construction worker and groundwater exposure pathways. The groundwater exposure pathway will also be eliminated by analyzing select confirmation soil samples for SPLP metals.

Current Activities

During the reporting period, the PRP performed excavations in cells 090, 060, 018, 044, 043, 030, 036. The PRP conducted confirmation sampling at cell 090 (see BMcD map of excavation areas under documents on the OSC website). PRP subcontractor, Thatcher, mobilized to the site to install the earth retention system (sheet pile wall) along the west adjacent Chicago River bank.

On December 24-25, and 31, 2007 and January 1, 2008, the site was closed for a holiday.

A summary of the activities performed during the reporting period by BMcD at the Site are as follows:

- Transported 232 loads of soil/ debris to CID Landfill in Calumet City, Illinois
- Transported 6 loads of water for disposal to CID and Ortek facilities
- Transported 0 loads of concrete debris for disposal
- Performed perimeter air sampling and air monitoring on a continuous basis (24-hour air samples and air monitoring is conducted around the perimeter). On December 26-27, 2007, and January 2-4, 11, 2008, elevated dust air levels were detected: site activities were slowed.
- Performed health and safety air monitoring during site activities
- Backfilled completed excavation cells
- Performed street sweeping and dust control activities
- Performed daily de-watering activities in excavation area, as needed, with offsite disposal of water
- Collected confirmation soil sample from the north wall of cell 090

Sampling activities are detailed below.

On December 26, 2007, BMcD collected one confirmation sample from the north wall of cell 090. Cell 090 is at a north property line of the site: this is a site perimeter sample. The

sample was analyzed for BTEX and SVOCs. Although the cell was excavated to a depth of 10□ bgs, only the north wall horizon from 0□ □ 7□ bgs was sampled. The north wall 7□ □ 10□ bgs horizon wasn□t excavated because the adjacent power pole could have been undermined. The sample did not meet the PAH objectives, as stated in the RAP. No further excavation or sampling is planned by BMcD for this sample area.

Planned Removal Actions
Planned removal actions at the Pitney Court Station Site are as follows:

□ Excavate soil per the RAP
□ Transport excavated soil to CID Landfill for disposal
□ De-water excavation areas as needed
□ Transport water from excavation areas to disposal facility as needed
□ Backfill completed excavation areas

Next Steps
The next steps to be carried out by the PRP are as follows:

□ Complete excavation of the perimeter of cells along the river bank; including disposal of soil
□ Install earth retention system along river bank
□ De-water excavation areas if required
□ Transport water from excavation areas to disposal facility if required
□ Continue 24-hour perimeter air monitoring and sampling
□ Continue air monitoring in work zones
□ Collect confirmation samples of completed excavation cells
□ Backfill completed excavation cells with clean fill when confirmation results are received

Key Issues
None.

Estimated Costs *

	Budgeted	Total To Date	Remaining	% Remaining
Extramural Costs				
RST/START	$50,000.00	$43,110.39	$6,889.61	13.78%
Intramural Costs				
Total Site Costs	$50,000.00	$43,110.39	$6,889.61	13.78%

* The above accounting of expenditures is an estimate based on figures known to the OSC at the time this report was written. The OSC does not necessarily receive specific figures on final payments made to any contractor(s). Other financial data which the OSC must rely upon may not be entirely up-to-date. The cost accounting provided in this report does not necessarily represent an exact monetary figure which the government may include in any claim for cost recovery.

www.epaosc.net/PitneyCourt